

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
SES Todd Avenue, Lot #15 \* ZONING COMMISSIONER  
and Lot #16 \* OF BALTIMORE COUNTY  
Proposed 9225 Todd Avenue  
12th Election District  
7th Councilmanic District \* Case No. 90-522-A  
Jack E. Judd, et ux  
Petitioners

\*\*\*\*\*  
ORDER OF DISMISSAL

The Petitioners herein requested a Petition for a Zoning Variance from Section 1802.3.C.1 to allow for a buildable lot with a width of 50 feet in lieu of the required 55 feet.

WHEREAS, a hearing was held on the matter on July 12, 1990 and at the conclusion of the hearing the Zoning Commissioner advised the Petitioners that a final development plan would be required before an Order would be submitted; and,

WHEREAS, a letter dated August 28, 1990 was sent to the Petitioners by the Zoning Commissioner stating that the final development plan had not been received and further indicated he would give the Petitioners until September 15, 1990 to forward same. A follow-up letter was sent on November 5, 1990 but, as of the date of this Order, no final development plan has been received, nor has any notification from the Petitioners been forthcoming.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County by this 11<sup>th</sup> day of January, 1991 that the Petition for Zoning Variance, in the above captioned matter, be and the same is hereby DISMISSED without prejudice.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

JRH:mmm

#378  
PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-522-A CRITICAL AREA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 To allow for a buildable lot with a width of 50 feet in lieu of the required 55 feet.

Insufficient lot width - will elaborate at the hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser: David Judd & Brigitte Judd  
(Type or Print Name)  
Signature: David Judd  
Address: 9225 Todd Avenue  
City and State: Fort Howard Maryland

Legal Owner(s): Jack Earl Judd  
(Type or Print Name)  
Signature: Jack Earl Judd  
Address: 9225 Todd Avenue  
City and State: Fort Howard Maryland

Attorney for Petitioner: 9225 Todd Avenue 477-4576  
(Type or Print Name) Address Phone No.  
Signature: Fort Howard Maryland  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Address: David Judd  
City and State  
Attorney's Telephone No.: 9225 Todd Avenue 477-4576  
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 16 day of May, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of July, 1990, at 2 o'clock P.M.  
LIMITED LENGTH OF HEARING: 15 MIN.  
AVAILABLE FOR HEARING: MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER  
REVIEWED BY: J. Robert Haines  
DATE: 4/27/90 Critical Area

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

DATE: 7/6/90



Mr. & Mrs. David Judd  
9223 Todd Avenue  
Fort Howard, Maryland 21052

Re: Petition for Zoning Variance  
CASE NUMBER: 90-522-A  
SE/3 Todd Avenue, Lot #15 and #16  
Proposed 9225 Todd Avenue  
12th Election District - 7th Councilmanic  
Legal Owner(s): Jack E. Judd, et ux  
Contract Purchaser(s): David Judd, et ux  
HEARING: THURSDAY, JULY 12, 1990 at 2:00 p.m.

Dear Mr. & Mrs. Judd:

Please be advised that \$107.20 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:gs

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

receipt  
No. 2312

Date: 7/7/90  
PUBLIC HEARING FEES QTY PRICE  
1 X \$35.00  
TOTAL: \$35.00  
LAST NAME OF OWNER: JUDD

B 8034\*\*\*\*\*3500:a 4276F  
Please make checks payable to: Baltimore County

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th  
Posted for: Variance  
Petitioner: Jack E. Judd, et ux & David Judd, et ux  
Location of property: 9225 Todd Ave, Lot #15 & #16  
Location of Sign: 9225 Todd Ave, Room 20, 111 W. Chesapeake Ave, property of Baltimore County  
Remarks: M. Haines  
Posted by: M. Haines  
Number of Signs: 1  
Date of Posting: 6/29/90  
Date of return: 6/29/90

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

May 24, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance  
CASE NUMBER: 90-522-A  
SE/3 Todd Avenue, Lot #15 and #16  
Proposed 9225 Todd Avenue  
12th Election District - 7th Councilmanic  
Legal Owner(s): Jack E. Judd, et ux  
Contract Purchaser(s): David Judd, et ux  
HEARING: THURSDAY, JULY 12, 1990 at 2:00 p.m.

Variance to allow a buildable lot with a width of 50 ft. in lieu of the required 55 ft.

In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Jack E. Judd, et ux  
David Judd, et ux

CRITICAL AREA Item #378  
90-522-A

ZONING DESCRIPTION

Beginning at a point on the south east side of Todd Avenue which is 40 ft. wide at the distance of 375 ft. of the centerline of the nearest improved intersecting street, Bayside Avenue, which is 50 ft. wide. Being lot #15 and 16, block #B, section # in the subdivision of North Point Terrace as recorded in Baltimore County plat book #6, Folio #155, containing 6047.50 ft. Also known as 9225 Todd Avenue and located in the #12 election district.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 13, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 14, 1990

THE JEFFERSONIAN,

Publisher

887-3397

6/139 June 14

PO 105504  
\$42.70  
90-522-A

CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

4 N. Center Place  
P.O. Box 8936  
Dundalk, Md. 21222

June 14, 1990

THIS IS TO CERTIFY, that the annexed advertisement of Zoning Office of Baltimore County - Notice of Hearing P.O. #0105505 - Reg. #N44229 - 79 lines @ \$39.50 was inserted in The Dundalk Eagle, a weekly newspaper published in Baltimore County, Maryland, once a week for One successive weeks before the 15th day of June 1990; that is to say, the same was inserted in the issues of June 14, 1990

Kimbel Publication, Inc.  
per Publisher.  
By Kimbel Belke

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

receipt  
No. 2937

Date: 7/12/90  
PUBLIC HEARING FEES QTY PRICE  
060 -POSTING SIGNS / ADVERTISING 1 X \$107.20  
TOTAL: \$107.20  
LAST NAME OF OWNER: JUDD

0463400020100000  
EA C002103F007-12-90  
\$107.20  
Please make checks payable to: Baltimore County NEXT BUSINESS DAY

Cashier Validation:

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

June 22, 1990

Mr. & Mrs. Jack Earl Judd  
9223 Todd Avenue  
Fort Howard, MD 21056

RE: Item No. 378, Case No. 90-522-A  
Petitioner: Jack Earl Judd, et ux  
Petition for Zoning Variance

Dear Mr. & Mrs. Judd:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

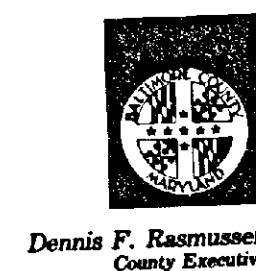
JED:jw

Enclosures



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner



Your petition has been received and accepted for filing this  
16th day of May, 1990.

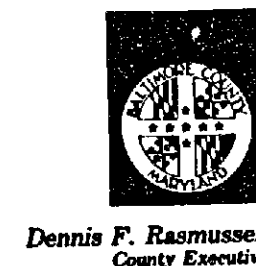
*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Judd*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Jack Earl Judd, et al  
Petitioner's Attorney:

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 406  
Towson, Maryland 21204  
(301) 887-3354



May 24, 1990

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for  
items number 353, 361, 373, 374, 375, 376, 377, 378 and 379.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/lvw

RECEIVED  
MAY 25 1990  
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
DATE: May 14, 1990  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Jack E. Judd, et ux, Item 378

In instances such as these, staff's primary concerns are:

1. What is the impact on adjoining property?
2. Are adequate front, side and rear yard setbacks being provided on the site?
3. Will the reduced lot sizes result in requests for additional variances when subsequent lot owners try to build unsuitable homes on the lots or expand homes into required areas?

Based upon the information provided and analysis conducted, staff recommends that if the request is granted, the following conditions be attached:

- All building setback lines (front, side, rear) shall be shown on the site plan and recorded by the applicant on the deed of record. Furthermore, a statement shall be attached to the site plan which clearly states that all development shall conform to the setbacks as shown and additional variances shall not be granted for setbacks on the subject property.
- Any applications for building permits shall include a copy of the site plan and the Commissioner's "Findings of Fact and Conclusion of Law," provided by the applicant.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5300  
(301) 887-4500

Paul H. Reincke  
Chief

MAY 10, 1990



J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JACK E. JUDD  
Location: PROPOSED #9225 TODD AVENUE  
Item No.: 378 Zoning Agenda: MAY 15, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Pat Keller* Noted and Approved *Paul H. Reincke*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

MAY 10 1990

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee  
DATE: May 24, 1990  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for May 15, 1990

The Developers Engineering Division has reviewed the subject zoning item and we have no comments for Items 353, 361, 374, 377 and 379.

For Items 375 and 376, the previous County Review Group Comments still apply.

For Item 373, the shed shown in the easement is acceptable if not permanent (on a concrete base).

For Item 378, the lot is parallelogram. If the house is not built square to the side lot lines, the northern-most corner of the house will have much less than a 10-foot side yard.

*Robert W. Bowling* /DAK  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

January 10, 1991

Mr. and Mrs. David E. Judd  
Mr. and Mrs. Jack Earl Judd  
9223 Todd Avenue  
Fort Howard, Maryland 21052

RE: Case No. 90-522-A  
Petition for Zoning Variance

Dear Mr. and Mrs. Judd:

Attached hereto is an Order of Dismissal regarding the above captioned matter.

Very truly yours,

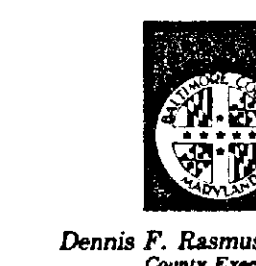
*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

JRH:cmm  
att.  
cc: Peoples Counsel

Baltimore County  
Department of Environmental Protection  
& Resource Management  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204  
(301) 887-3733

Robert W. Sheesley  
Director

June 7, 1990



Mr. and Mrs. Jack and Isabell Judd  
9223 Todd Ave.  
Fort Howard, Maryland 21052

Re: Petition for Zoning Variance  
Item No. 378

Dear Mr. & Mrs. Judd:

The Department of Environmental Protection and Resource Management has received your petition for zoning variance from section 1802.3.C.1 to allow for a buildable lot with a width of 50 feet in lieu of the required 55 feet. At this time the Chesapeake Bay Critical Area Program is unable to process your zoning variance due to insufficient information.

Please contact Karen Caples or Nancy Sanford at 887-2904 so that this Department may continue the processing of your variance request without further delay. Thank you for your cooperation.

Sincerely,

*David Flowers*  
Mr. David Flowers, Coordinator  
Chesapeake Bay Critical Area Program

DCF:KLC:ju  
cc: Mrs. Janice Outen  
Ms. Gwynn Stephens

RECEIVED  
JUN 13 1990  
ZONING OFFICE

David and Brigitte Judd  
9223 Todd Avenue  
P.O. Box 22  
Fort Howard, Maryland  
21052

September 17, 1990

90-522-A

J. Robert Haines  
County Office Building  
Room 109  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Dear Mr. Haines:

I am writing to you in response to your request for house plans subject to approval for a variance. We have postponed our building plans for the time being, however, we do plan to build in the next two to three years. Would it be possible for you to grant us a variance at this time, without house plans, so that we may proceed when we are ready.

I would appreciate your consideration of this matter.

Sincerely,

Brigitte Judd

RECEIVED  
SEP 21 1990  
ZONING OFFICE



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

August 28, 1990



Dennis F. Rasmussen  
County Executive

Mr. and Mrs. David Judd  
9223 Todd Avenue  
Fort Howard, Maryland 21052

RE: Case No. 90-522A  
Petition for Zoning Variance

Dear Mr. and Mrs. Judd:

This letter follows the July 12, 1990 hearing of the above captioned matter.

At the hearing, I advised that an Order would not be forthcoming until I received a final development plan of the proposed home. As of this writing, I have not received same. If I am not in receipt of the plan by September 15, 1990, I will assume that you do not intend to proceed further with this matter and will, thereupon, enter an Order of Dismissal.

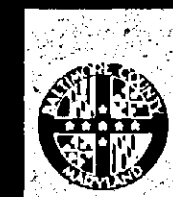
Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:mmm

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

November 5, 1990



Dennis F. Rasmussen  
County Executive

Mr. and Mrs. David Judd  
9223 Todd Avenue  
P.O. Box 22  
Fort Howard, Maryland 21052

RE: Case No. 90-522-A  
Petition for Zoning Variance  
Hearing: July 12, 1990

Dear Mr. and Mrs. Judd:

Thank you for your letter dated September 17, 1990.

Your variance request is contingent upon the particulars of this house and, therefore, the variance would only be granted if the particular house is deemed to be consistent with the character of the neighborhood and not injurious to any adjoining property. I appreciate that you are not in a position to go forward with the construction at this time. However, I cannot grant an open ended variance. I would suggest that we either dismiss this matter, or provide a plan for a house that you believe would most possibly fit your future needs.

Please keep in mind that your plan does not have to be a professionally done drawing. I hope to hear from you immediately.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:mmm

BALTIMORE COUNTY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines  
Zoning Commissioner

DATE: July 6, 1990

FROM: Mr. Robert W. Sheesley

SUBJECT: Petition for Zoning Variance - Item 378  
Judd Property  
Chesapeake Bay Critical Area Findings

#### SITE LOCATION

The subject property is located at 9223 Todd Avenue in Fort Howard. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. Jack E. Judd

#### APPLICANT PROPOSAL

The applicant has requested a variance from section 1802.3.C.1 of the Baltimore County Zoning Regulations to allow for a buildable lot with a width of 50 feet in lieu of the required 55 foot.

#### GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01.0>

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 9223 Todd Avenue  
Subdivision name: North Point Terrace  
plat book 6, folios 155, 156, 157, section B

OWNER: Jack & Isabel Judd

**PETITIONER'S EXHIBIT 1**

EXISTING DWELLING # 9223 LOT 17-18 FRONT

EXISTING DWELLING # 9227 LOT 11-12-13-14 FRONT

TODD AVENUE 40' R/W, 20' PAVING

90-522-A

Scale of Drawing: 1" = 30'

date: April 22, 1990  
prepared by: Brigitte Judd

LOCATION INFORMATION

Councilmanic District: 7  
Election District: 12  
1"=200' scale maps: SE, 9-1  
Zoning: D.R. 5.5  
Lot size: 6047.50  
acreage square feet

SEWER: ☒  
WATER: ☒  
Chesapeake Bay Critical Area: ☒  
Prior Zoning Hearings: NO

Zoning Office USE ONLY!  
reviewed by: ☐ ITEM #: 378

